

63-72
4902NO TRANSFER
TAX PAID

Warranty Deed

005609

KNOW ALL MEN BY THESE PRESENTS, that I, Adeline C. Veilleux, a/k/a Marie Jeanne Adeline Veilleux, of Waterville, County of Kennebec, State of Maine, for consideration paid

grant to Adeline C. Veilleux, Trustee, or her successors in trust, under the Adeline C. Veilleux Living Trust dated November 2, 1993 and any amendments thereto

with Warranty Covenants two certain lots or parcels of land situate in said Waterville, bounded and described as follows, to wit:

Parcel 1

Beginning in the westerly line of Central Avenue at an iron pipe sixty-six (66) feet northerly from the stone monument marking its intersection with the northerly line of Hazelwood Avenue, and running thence westerly parallel with Hazelwood Avenue one hundred and thirty-two feet (132) to an iron pipe, marking the northwest corner of land now or formerly of Wilbur C. Lunt; thence northerly parallel with the westerly line of Central Avenue ninety-nine (99) feet; thence easterly parallel with the northerly line of Hazelwood Avenue one hundred and thirty-two (132) feet to the westerly line of Central Avenue thence southerly ninety-nine (99) feet in the westerly line of Central Avenue to the point of beginning.

This lot is conveyed upon the express condition that no building or part of a building shall ever be erected or allowed to stand upon said lot within twenty-five feet (25) of Central Avenue; that said lot shall be used for residential purposes only and that no dwelling shall be erected thereon costing less than thirty-five hundred dollars.

Being a part of the same premises conveyed to Andrew Ware by the Deed of Harvey Eaton dated July 7, 1920, recorded in Kennebec Registry of Deeds, Book 586, Page 287.

Being the same premises conveyed to Lawrence B. Veilleux and Marie Jeanne Adeline Veilleux by warranty deed of Andrew Ware dated August 2, 1944, and recorded in Kennebec County Registry of Deeds in Book 809, Page 564. Adeline C. Veilleux derived title to the aforementioned premises from Lawrence B. Veilleux as a result of his death.

Parcel 2

Beginning at a point on the westerly line of Central Avenue, so-called, at the northerly corner of land now or formerly of Lawrence B. Veilleux and Marie Jeanne Adeline Veilleux; thence northerly eight (8) feet, along the westerly line of Central Avenue to a point marked by an iron pin; thence westerly one hundred thirty-two (132) feet, more or less, to a point marked by an iron pin; thence southerly at right angles eight (8) feet, more or less, on a line parallel with Central Avenue to the northwest corner of the land now or formerly of Lawrence B. Veilleux and Marie Jeanne Adeline Veilleux; thence easterly one hundred thirty-two (132) feet, more or less, along the northerly line of said Veilleuxs to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to Clarence E. Milton and Florence Y. Milton by joint tenancy warranty deed of Andrew Ware dated August 2, 1944, and recorded in Kennebec County Registry of Deeds Book 809, Page 550. Florence Y. Milton derived title to the aforementioned premises from Clarence E. Milton as a result of his death.

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Being the same premises as conveyed by warranty deed of Florence Y. Milton to Lawrence B. Veilleux and Marie Jeanne Adeline Veilleux dated May 10, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2104, Page 311. Adeline C. Veilleux derived title to the aforementioned premises from Lawrence B. Veilleux as a result of his death.

In Witness Whereof, I have hereunto set my hand this 28th day of the month of February, A.D. 1994.

Signed and Delivered in
the presence of

Wayne Thibault Adeline C. Veilleux
Adeline C. Veilleux

State of Maine
County of

ss. 2/28, 1994.

Then personally appeared the above named Adeline C. Veilleux, a/k/a Marie Jeanne Adeline Veilleux, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Nancy S. Tebbetts
Notary Public



Nancy S. Tebbetts
My Commission Expires
May 18, 1999

RECEIVED KENNEBEC CO.

94 MAR -2 AM 9:00

ATTEST: Theresa Ruth Thomas
REGISTER OF DEEDS